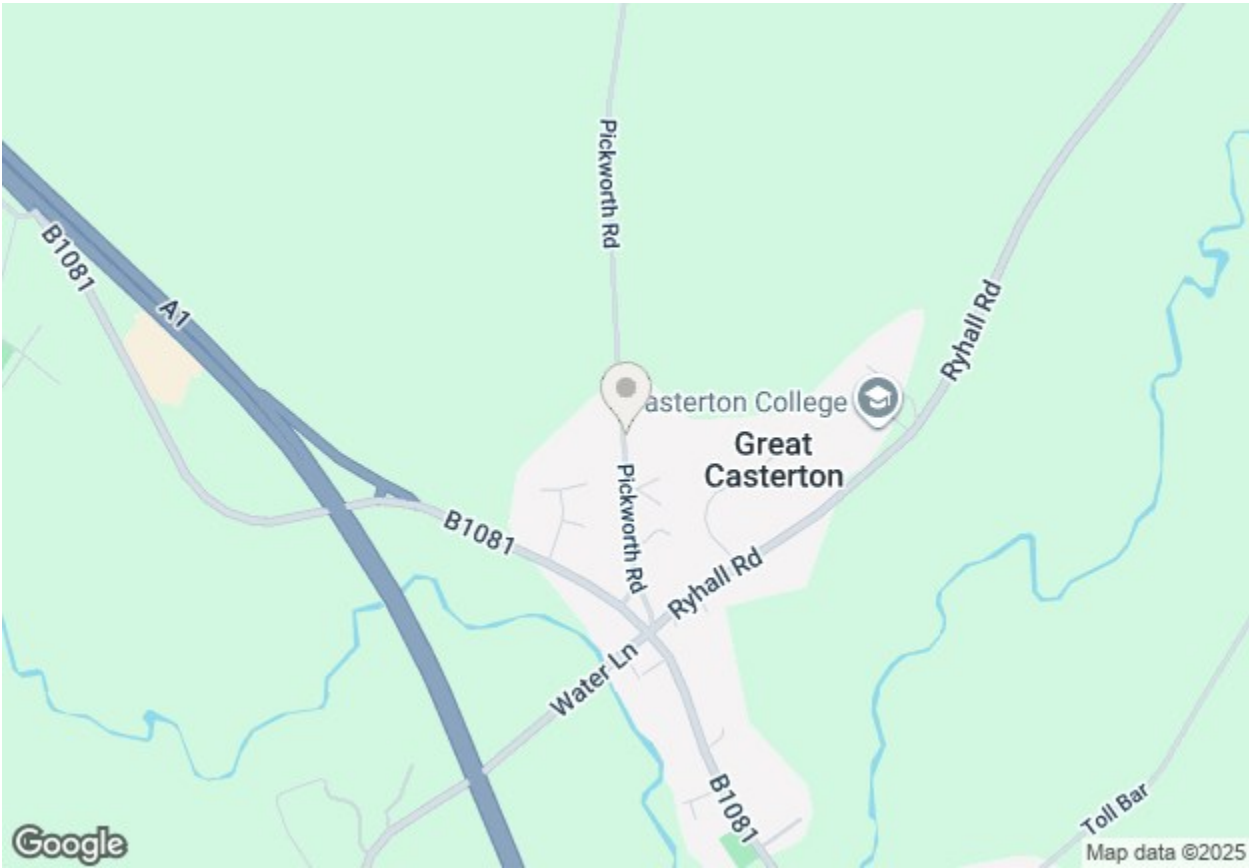




5 Windyridge Pickworth Road, Great Casterton, Stamford, Rutland, PE9 4AX

Extended Three-Bedroom Semi-Detached Home with Double Garage & Generous Garden – Village Location

Situated in a desirable village location with excellent access to Stamford and the A1, this extended three-bedroom semi-detached home offers generous and versatile living space, making it ideal for families.

The accommodation includes three reception rooms, providing flexibility for both everyday living and entertaining, together with a spacious breakfast kitchen and a family bathroom. Upstairs, there are three well-proportioned bedrooms.

Externally, the property boasts a large double garage and ample off-road parking, while to the rear is a south-west facing garden features both patio and lawn areas, perfect for enjoying the afternoon and evening sun.

Offering space, practicality, and convenience in a well-connected village setting, this home is an excellent opportunity for buyers seeking flexible accommodation in a sought-after location.

Viewing is strongly recommended.  
**Asking Price £375,000 Freehold**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 66      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Extended family home
  - Generous breakfast kitchen & three reception rooms
  - Village location
  - South west facing patio & lawn garden
  - Council Tax Band - B
- Three bedrooms
  - Gas fired central heating
  - Ample off street parking & double garage
  - Easy access to Stamford & A1
  - EPC - D



ACCOMMODATION:

Entranc Hall

Sitting Room

4.62m x 3.78m (15'2 x 12'5)

Dining Room

3.33m x 3.33m (10'11 x 10'11)

Kitchen/Breakfast Room

5.74m x 3.30m (18'10 x 10'10)

Play Room

3.96m x 2.51m (13' x 8'3)

Rear Entrance Hall

W/C

Landing

Main Bedroom

3.33m x 3.33m (10'11 x 10'11)

Bedroom Two

3.81m x 2.82m (12'6 x 9'3)

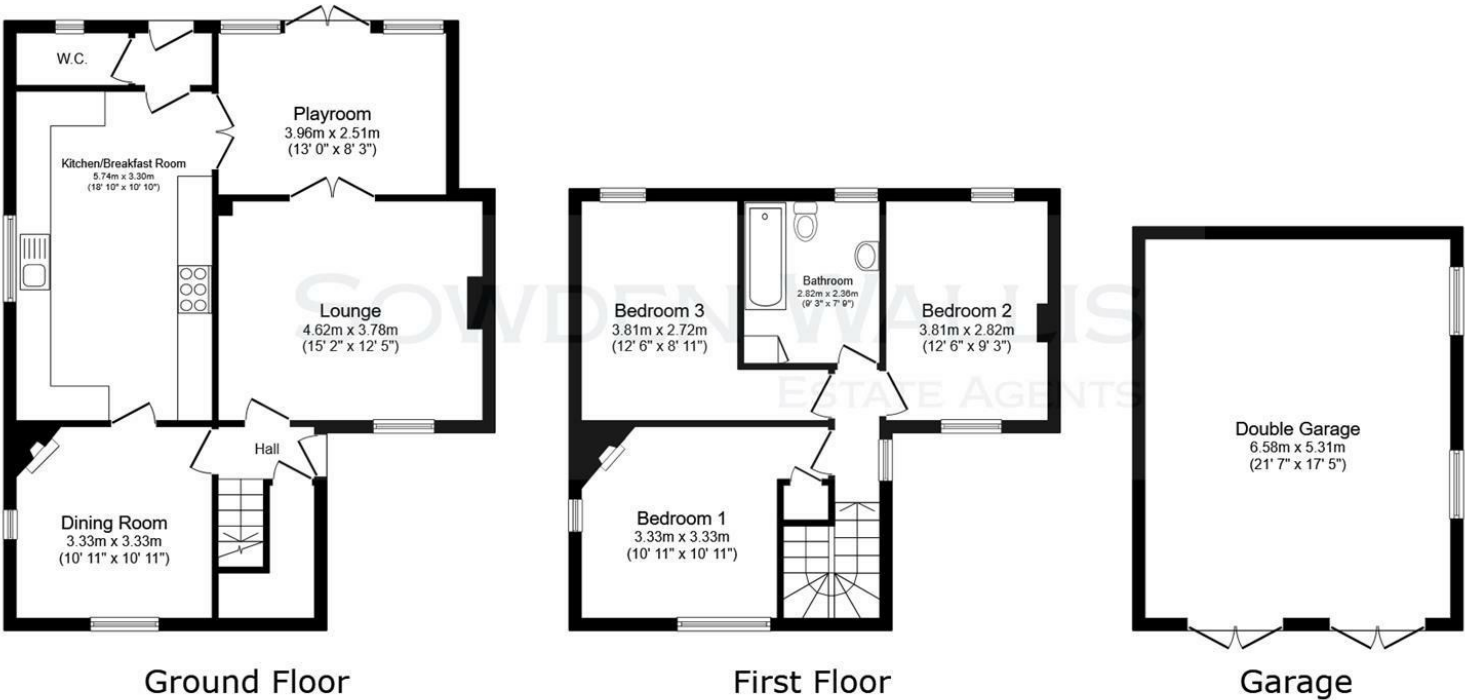
Bedroom Three

3.81m x 2.72m (12'6 x 8'11)

Bathroom

2.87m x 2.36m' (9'5 x 7'9')

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)